

Exhibit B

Bed Bath + Beyond
#1096 Clifton, NJ

MAD RIVER DEVELOPMENT LLC

PO Box 707
Ridgewood, NJ 07451
(201) 836-4500
Fax (201) 836-4545

May 1, 2023

Memorandum: River Front Center Tenants
Route 3 West
Clifton, NJ 07014

Re: **2022 CAM & Insurance Reconciliation**
2022 Property Tax Reconciliation

Attn: Lease Accounting

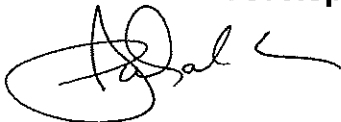
Enclosed please find your CAM & Tax Reconciliation for the 2022 calendar year. Kindly remit payment. Recognizing you are in a Chapter 11 bankruptcy proceeding, this memo is not an attempt to collect a pre-petition debt. Pursuant to the lease provisions, the CAM and Tax Reconciliations are due upon billing and thus constitute a post-petition claim.

In accordance with the lease terms we have enclosed your estimated CAM, Tax and Insurance payment in the form of additional rent for the calendar year 2023. Please commence new payments upon acceptance of the reconciliation.

In addition, some tenants provide certain services at their own cost and expense (i.e. fire alarm, trash and cardboard) as a result these line items have adjusted pro-rata shares for those services. Please see the accompanying spreadsheet for those items and shares.

If you should have any questions, please contact the undersigned.

Sincerely,
Mad River Development LLC



Jim Walsh
jimwalsh@thealtagroup.net

Mad River Development LLC
PO Box 707
Ridgewood, NJ 07451

INVOICE

201-836-4500
201-836-4545 fax

Date 5/1/23
Invoice # 100
For Prop. Tax

Bill To:
Bed Bath & Beyond
650 Liberty Ave
Union, NJ 07083
Attn: Lease Accounting Department

DESCRIPTION	AMOUNT
Property Tax Invoice for 2022	
Store #1096 404 Route 3 West Clifton, NJ 07014	
Block 72.07 Lot 7.01	
Annual Property Tax: \$ 863,626.05	
Square Footage 24,080	
Pro Rata Share 21.030%	\$ 181,620.56
Less Payments Received	\$ 168,889.92
2022 Estimated monthly tax payment \$ 15,135.05	
TOTAL	\$ 12,730.64

Make all check(s) payable to: Mad River Development LLC
If you have questions concerning this invoice, contact Jim Walsh, 201-836-4500

The information contained herein is certified to be true and accurate.

Mad River Development LLC
240 Paramus Road
PO Box 707
Ridgewood, NJ 07451

201-836-4500
201-836-4545 fax

INVOICE

Date 5/1/23
Invoice # 101
For CAM

Bill To:
Bed Bath & Beyond
650 Liberty Avenue
Union, NJ 07083
Attn: Ari Dauti

DESCRIPTION		AMOUNT
CAM Invoice for 2022		
Store #1096 404 Route 3 West Clifton, NJ 07014		
Total CAM & Insurance for Center		\$ 410,576.86
Annual Pro-Rata CAM: \$ 123,957.47		
CAM Paid \$ 94,819.00		
Amount Due 29,138.47		\$ 29,138.47
Cost per Square foot \$ 3.59		
2023 Estimated monthly CAM payment		\$ 7,194.99
TOTAL		\$ 29,138.47

Make all check(s) payable to: Mad River Development LLC
If you have questions concerning this invoice, contact Jim Walsh, 201-836-4500

The information contained herein is certified to be true and accurate.

Bed Bath & Beyond # 1096
Clifton, NJ
2022 CAM Reconciliation

<u>CAPPED EXPENSES</u>	<u>Billed</u>	<u>Deductions</u>	<u>Audit</u>
Snow	\$ 64,033.63	\$ -	\$ 64,033.63
Electric	27,077.72	-	27,077.72
Water	11,483.66	-	11,483.66
Insurance		-	-
Repairs	43,056.52	-	43,056.52
Security	58,757.27	-	58,757.27
Sidewalk	3,465.31	-	3,465.31
Telephone	3,901.17	-	3,901.17
Site Lighting	3,160.00	-	3,160.00
Parking Lot Maintenance		-	-
Landscaping	62,010.76	-	62,010.76
Site Cleaning	34,814.11	-	34,814.11
Trash *	50,047.39	-	50,047.39
Signage		-	-
Maintenance Supplies	5,061.48	-	5,061.48
Pest Control	859.43	-	859.43
Compactor Rental *	7,199.81	-	7,199.81
Fire Alarm Maintenance		-	-
Subtotal			\$ 374,928.26
Admin Fees (5%)			\$ 16,818.34
Total capped Expenses			\$ 391,746.60
Pro Rata Share 21.03%			\$ 70,148.74
Pro Rata Share 27.73% *			\$ 15,874.65
Total Capped Expenses (per			\$ 86,023.39

2021 Capped Expenses \$ 100,121.15

2022 CAP \$ 105,127.21 CAP

Add Increase in Uncapped expenses

Snow	\$ 4,835.56
Admin Fee on Snow	\$ 241.78
Electric	\$ (103.64)
Water	\$ 1,038.15
Insurance	\$ 12,818.42
	\$ 18,830.26

Total Amount due for the 2022 CAM Rec	\$ 123,957.47
Audit Fee	\$ (250.00)
Less Amount paid	\$ (94,569.00)

Total Amount due to LL for the 2022 CAM Rec \$ 29,138.47

	Snow	Electric	Water	Insurance
2008	\$ 41,040.00	\$ 27,570.54	\$ 6,547.15	\$ 59,349.00
2022	\$ 64,033.63	\$ 27,077.72	\$ 11,483.66	\$ 120,302.00
	\$ 22,993.63	\$ (492.82)	\$ 4,936.51	\$ 60,953.00
Pro Rata Share	21%	21%	21%	21%
	\$ 4,835.56	\$ (103.64)	\$ 1,038.15	\$ 12,818.42

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Accrual Basis

Mad River Development LLC
Account QuickReport
January through December 2022

Type	Date	Num	Name	Memo	Split	Amount
6300 Common Area Maintenance						
6301 Repairs						
Check	02/01/2022	1145	Gates Flag & Bann...	208368	1001 Mad Riv...	469.15
Check	03/04/2022	1182	Barcia Bros. Fence ...	6890	1001 Mad Riv...	3,400.00
Check	04/28/2022	1259	Barcia Bros. Fence ...	7055 damaged rail entra...	1001 Mad Riv...	4,150.00
Check	08/08/2022	1363	CS Stucco & Plaste...	18689	1001 Mad Riv...	11,600.00
Check	08/08/2022	1364	CS Stucco & Plaste...	18689	1001 Mad Riv...	3,300.00
Check	08/24/2022	1387	Zoltan Bekefi	Masonry repair	1001 Mad Riv...	1,600.00
Check	09/27/2022	1436	Barcia Bros. Fence ...	7415 wooden guide rail	1001 Mad Riv...	4,080.00
Check	10/26/2022	1462	Amerclan Express	Chair/Astanti	1001 Mad Riv...	181.25
Check	11/03/2022	1466	CertaPro Painters o...	4099-3817	1001 Mad Riv...	9,089.78
Check	11/03/2022	1468	Gates Flag & Bann...	New Flag	1001 Mad Riv...	486.96
Check	11/10/2022	1488	CertaPro Painters o...	4099-3846	1001 Mad Riv...	799.69
Check	12/08/2022	1510	Gates Flag & Bann...	212521 winter decorations	1001 Mad Riv...	799.69
Check	12/29/2022	1541	Gallen Contracting,...	12172069	1001 Mad Riv...	1,550.00
Check	12/29/2022	1542	Gallen Contracting,...	12172069	1001 Mad Riv...	1,550.00
Total 6301 Repairs						43,056.52
6302 Sidewalks						
6302D Site Lights						
Check	02/01/2022	1147	Ming Electric Inc.	4309	1001 Mad Riv...	3,160.00
Total 6302D Site Lights						3,160.00
Total 6302 Sidewalks						3,160.00
6303 - Security						
Check	01/14/2022	1132	S.E.M. Security Sy...	103051	1001 Mad Riv...	606.43
Check	01/17/2022	1133	Canyon Capital Cor...	Nov'21	1001 Mad Riv...	3,003.68
Check	02/24/2022	1171	Canyon Capital Cor...	Jan'22	1001 Mad Riv...	4,041.10
Check	03/04/2022	1196	S.E.M. Security Sy...	103051	1001 Mad Riv...	7,810.64
Check	03/31/2022	1235	S.E.M. Security Sy...	103051	1001 Mad Riv...	266.56
Check	03/31/2022	1236	S.E.M. Security Sy...	103051	1001 Mad Riv...	221.25
Check	03/31/2022	1242	Canyon Capital Cor...	Feb'22	1001 Mad Riv...	4,001.99
Check	04/27/2022	1257	Canyon Capital Cor...	Mar'22	1001 Mad Riv...	6,905.04
Check	06/21/2022	1327	Canyon Capital Cor...	May'22	1001 Mad Riv...	7,068.84
Check	07/01/2022	1338	Canyon Capital Cor...	May'22	1001 Mad Riv...	3,907.77
Check	08/08/2022	1373	Canyon Capital Cor...	Aug'22	1001 Mad Riv...	9,724.68
Check	09/14/2022	1418	Canyon Capital Cor...	Aug'22	1001 Mad Riv...	3,977.11
Check	10/13/2022	1445	Canyon Capital Cor...	Sept'22	1001 Mad Riv...	7,222.18
Total 6303 - Security						58,757.27
6390 Utilities						
Electric						
Check	01/10/2022	1122	PSE & G	House	1001 Mad Riv...	1,669.22
Check	01/10/2022	1123	PSE & G	House	1001 Mad Riv...	631.48
Check	02/01/2022	1148	PSE & G	House	1001 Mad Riv...	649.17
Check	02/01/2022	1150	PSE & G	House	1001 Mad Riv...	1,705.62
Check	03/04/2022	1192	PSE & G	House	1001 Mad Riv...	575.58
Check	03/04/2022	1193	PSE & G	House	1001 Mad Riv...	1,488.26
Check	03/31/2022	1232	PSE & G	House	1001 Mad Riv...	641.33
Check	03/31/2022	1233	PSE & G	House	1001 Mad Riv...	1,595.78
Check	04/28/2022	1261	PSE & G	House	1001 Mad Riv...	683.98
Check	04/28/2022	1262	PSE & G	House	1001 Mad Riv...	1,779.55
Check	06/07/2022	1304	PSE & G	House	1001 Mad Riv...	1,048.68
Check	06/07/2022	1305	PSE & G	House	1001 Mad Riv...	611.51
Check	07/01/2022	1334	PSE & G	House	1001 Mad Riv...	1,230.22
Check	07/01/2022	1335	PSE & G	House	1001 Mad Riv...	643.55
Check	08/08/2022	1369	PSE & G	House	1001 Mad Riv...	1,261.81
Check	08/08/2022	1370	PSE & G	House	1001 Mad Riv...	516.91
Check	09/09/2022	1403	PSE & G	House	1001 Mad Riv...	1,263.28
Check	09/09/2022	1404	PSE & G	House	1001 Mad Riv...	518.82
Check	09/27/2022	1440	PSE & G	House	1001 Mad Riv...	509.47
Check	09/27/2022	1441	PSE & G	House	1001 Mad Riv...	1,556.73
Check	11/03/2022	1475	PSE & G	House	1001 Mad Riv...	411.88
Check	11/03/2022	1476	PSE & G	House	1001 Mad Riv...	988.21
Check	12/08/2022	1516	PSE & G	House	1001 Mad Riv...	421.79
Check	12/08/2022	1517	PSE & G	House	1001 Mad Riv...	1,081.74

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Accrual Basis

Mad River Development LLC
Account QuickReport
January through December 2022

Type	Date	Num	Name	Memo	Split	Amount
Check	12/29/2022	1548	PSE & G	VOID:	1001 Mad Riv...	0.00
Check	12/29/2022	1547	PSE & G	House	1001 Mad Riv...	1,505.33
Check	12/29/2022	1548	PSE & G	House	1001 Mad Riv...	1,505.33
Check	12/29/2022	1549	PSE & G	House	1001 Mad Riv...	582.49
Total Electric						27,077.72
Fireline						
Check	03/04/2022	1188	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	1,207.14
Check	03/04/2022	1189	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	1,207.14
Check	03/11/2022	1200	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	1,816.88
Check	03/11/2022	1201	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	1,816.88
Check	07/25/2022	1346	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	609.74
Check	07/25/2022	1348	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	609.74
Check	09/09/2022	1401	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	609.74
Check	09/09/2022	1402	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	609.74
Check	09/23/2022	1427	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	1,219.48
Check	09/23/2022	1428	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	1,219.48
Check	12/08/2022	1512	Passaic Valley Wat...	159186	1001 Mad Riv...	609.74
Check	12/08/2022	1513	Passaic Valley Wat...	159206	1001 Mad Riv...	609.74
Check	12/15/2022	1533	Passaic Valley Wat...	9186	1001 Mad Riv...	609.74
Check	12/15/2022	1534	Passaic Valley Wat...	9206	1001 Mad Riv...	1,219.48
Total Fireline						13,974.66
Telephone						
Check	01/25/2022	1136	Spectrotel	Inv: 10691540	1001 Mad Riv...	189.27
Check	02/17/2022	1167	Verizon	953-152-153-0001-18	1001 Mad Riv...	142.98
Check	03/02/2022	1179	Spectrotel	Inv: 10743073	1001 Mad Riv...	189.36
Check	03/28/2022	1216	Spectrotel	Inv: 10796360	1001 Mad Riv...	189.32
Check	03/31/2022	1238	Verizon	953-152-153-0001-18	1001 Mad Riv...	142.98
Check	04/26/2022	1256	Spectrotel	Inv: 10854560	1001 Mad Riv...	188.33
Check	04/28/2022	1265	Verizon	953-152-153-0001-18	1001 Mad Riv...	285.96
Check	05/24/2022	1295	Spectrotel	413155/10906916	1001 Mad Riv...	188.17
Check	06/21/2022	1323	Verizon	953-152-153-0001-18	1001 Mad Riv...	142.98
Check	06/21/2022	1326	Spectrotel	10960538	1001 Mad Riv...	188.08
Check	07/25/2022	1354	Verizon	953-152-153-0001-18	1001 Mad Riv...	142.98
Check	07/26/2022	1358	Spectrotel	11016117	1001 Mad Riv...	201.38
Check	08/15/2022	1385	Verizon	953-152-153-0001-18	1001 Mad Riv...	142.98
Check	08/24/2022	1390	Spectrotel	413155	1001 Mad Riv...	200.97
Check	09/21/2022	1420	Spectrotel	11130806	1001 Mad Riv...	201.14
Check	09/23/2022	1431	Verizon	953-152-153-0001-18	1001 Mad Riv...	142.98
Check	10/17/2022	1456	Verizon	953-152-153-0001-18 10...	1001 Mad Riv...	142.98
Check	11/02/2022	1464	Spectrotel	11186704	1001 Mad Riv...	197.38
Check	11/22/2022	1501	Spectrotel	11240866	1001 Mad Riv...	197.61
Check	11/22/2022	1502	Verizon	953152153000118	1001 Mad Riv...	142.98
Check	12/15/2022	1535	Verizon	953152153000118	1001 Mad Riv...	142.98
Check	12/28/2022	1539	Spectrotel	11295278	1001 Mad Riv...	197.38
Total Telephone						3,901.17
Water						
Check	03/04/2022	1190	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	262.00
Check	03/31/2022	1229	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	395.89
Check	06/07/2022	1302	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	184.50
Check	06/21/2022	1318	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	134.95
Check	06/21/2022	1319	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	622.08
Check	06/21/2022	1320	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	704.12
Check	06/21/2022	1321	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	622.08
Check	07/25/2022	1347	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	1,399.48
Check	07/25/2022	1349	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	133.89
Check	08/15/2022	1379	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	2,860.74
Check	08/15/2022	1380	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	265.42
Check	09/23/2022	1429	Passaic Valley Wat...	0201929159204	1001 Mad Riv...	170.34
Check	11/03/2022	1473	Passaic Valley Wat...	0201929159204 #384	1001 Mad Riv...	1,314.94
Check	11/03/2022	1474	Passaic Valley Wat...		1001 Mad Riv...	131.53

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Accrual Basis

Mad River Development LLC
Account QuickReport
January through December 2022

Type	Date	Num	Name	Memo	Split	Amount
Check	11/10/2022	1494	Passaic Valley Wat...	0201929159204 #384	1001 Mad Riv...	2,016.28
Check	12/15/2022	1532	Passaic Valley Wat...		1001 Mad Riv...	265.42
Total Water						11,483.66
Total 6390 Utilities						56,437.21
6400 Maintenance						
6401 Landscaping						
Check	02/01/2022	1151	Scenic Landscapin...	0067898-IN	1001 Mad Riv...	4,131.72
Check	02/17/2022	1165	Scenic Landscapin...	0068084-IN	1001 Mad Riv...	478.75
Check	03/04/2022	1194	Scenic Landscapin...	0068084-IN	1001 Mad Riv...	449.00
Check	04/28/2022	1264	Scenic Landscapin...	0068438	1001 Mad Riv...	2,248.01
Check	05/10/2022	1275	Scenic Landscapin...	0068469-IN	1001 Mad Riv...	2,505.69
Check	05/19/2022	1285	Scenic Landscapin...	0068551-IN	1001 Mad Riv...	4,900.00
Check	05/23/2022	1290	Scenic Landscapin...	0068588-IN	1001 Mad Riv...	2,248.01
Check	05/23/2022	1291	Scenic Landscapin...	68629IN	1001 Mad Riv...	1,236.85
Check	06/07/2022	1306	Scenic Landscapin...	0068843IN	1001 Mad Riv...	2,248.01
Check	07/01/2022	1333	Paramount Lawn S...	20220477	1001 Mad Riv...	2,120.00
Check	07/25/2022	1350	Scenic Landscapin...	0069156-IN	1001 Mad Riv...	8,396.72
Check	07/25/2022	1351	Scenic Landscapin...	02069143-IN	1001 Mad Riv...	3,210.00
Check	07/25/2022	1352	Scenic Landscapin...	0069106-IN	1001 Mad Riv...	2,248.01
Check	08/15/2022	1378	Paramount Lawn S...	20220618	1001 Mad Riv...	1,395.00
Check	08/15/2022	1382	Scenic Landscapin...	0069395-IN	1001 Mad Riv...	2,248.01
Check	09/09/2022	1407	Scenic Landscapin...	0069637-IN	1001 Mad Riv...	2,248.01
Check	10/17/2022	1452	Scenic Landscapin...	0069869-IN	1001 Mad Riv...	2,248.01
Check	10/17/2022	1453	Scenic Landscapin...	0069955-IN	1001 Mad Riv...	1,599.38
Check	11/03/2022	1471	Live Oak Tree Serv...	2932	1001 Mad Riv...	1,279.50
Check	11/03/2022	1478	Scenic Landscapin...	0070016-IN	1001 Mad Riv...	5,731.09
Check	11/10/2022	1496	Scenic Landscapin...	00700111-IN	1001 Mad Riv...	2,248.01
Check	12/08/2022	1518	Scenic Landscapin...	0070386-IN	1001 Mad Riv...	2,248.01
Check	12/29/2022	1550	Scenic Landscapin...	0070533-IN	1001 Mad Riv...	4,344.97
Total 6401 Landscaping						62,010.76
6402 Site Cleaning						
Check	01/10/2022	1125	TSS Facility Services	107567	1001 Mad Riv...	2,351.08
Check	02/17/2022	1166	TSS Facility Services	108232	1001 Mad Riv...	2,351.08
Check	03/11/2022	1202	TSS Facility Services	108825	1001 Mad Riv...	2,586.19
Check	04/14/2022	1246	TSS Facility Services	109453	1001 Mad Riv...	2,586.19
Check	05/19/2022	1286	TSS Facility Services	110023	1001 Mad Riv...	2,351.08
Check	06/07/2022	1308	TSS Facility Services	110505	1001 Mad Riv...	1,679.34
Check	06/21/2022	1322	TSS Facility Services	110619	1001 Mad Riv...	2,351.08
Check	07/25/2022	1353	TSS Facility Services	111185	1001 Mad Riv...	2,351.08
Check	08/15/2022	1384	TSS Facility Services	112169	1001 Mad Riv...	2,351.08
Check	08/15/2022	1383	TSS Facility Services	111733	1001 Mad Riv...	1,785.97
Check	09/09/2022	1409	TSS Facility Services	112375	1001 Mad Riv...	2,351.08
Check	10/17/2022	1455	TSS Facility Services	112992	1001 Mad Riv...	2,351.08
Check	11/10/2022	1497	TSS Facility Services	113586	1001 Mad Riv...	2,351.08
Check	12/08/2022	1521	TSS Facility Services	114092	1001 Mad Riv...	2,665.62
Check	12/12/2022	1528	TSS Facility Services	114256	1001 Mad Riv...	2,351.08
Total 6402 Site Cleaning						34,814.11
6403 Trash						
Check	01/10/2022	1116	Direct Waste Servi...	0001214211	1001 Mad Riv...	980.38
Check	01/10/2022	1117	Direct Waste Servi...	0001215005	1001 Mad Riv...	1,714.33
Check	02/01/2022	1143	Direct Waste Servi...	0001222526	1001 Mad Riv...	1,465.70
Check	02/16/2022	1158	Direct Waste Servi...	0001224069	1001 Mad Riv...	1,121.76
Check	03/04/2022	1183	Direct Waste Servi...	0001232413	1001 Mad Riv...	1,612.93
Check	03/04/2022	1184	Direct Waste Servi...	0001231664	1001 Mad Riv...	930.66
Check	03/11/2022	1204	Direct Waste Servi...	0001220920/1230195/12...	1001 Mad Riv...	3,683.87
Check	03/31/2022	1220	Direct Waste Servi...	0001241332	1001 Mad Riv...	1,357.47
Check	03/31/2022	1221	Direct Waste Servi...	0001240531	1001 Mad Riv...	1,008.66
Check	05/10/2022	1271	Direct Waste Servi...	0001249113	1001 Mad Riv...	1,447.86
Check	05/10/2022	1272	Direct Waste Servi...	0001250603	1001 Mad Riv...	1,159.92
Check	05/10/2022	1273	Direct Waste Servi...	0001243356	1001 Mad Riv...	1,143.35
Check	05/19/2022	1282	Direct Waste Servi...	0001257364	1001 Mad Riv...	1,931.32
Check	05/23/2022	1289	Direct Waste Servi...	0001258115	1001 Mad Riv...	934.95
Check	06/07/2022	1300	Direct Waste Servi...	0001259713	1001 Mad Riv...	2,125.72

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03/07/23

Accrual Basis

Mad River Development LLC
Account QuickReport
January through December 2022

Type	Date	Num	Name	Memo	Split	Amount
Check	06/21/2022	1316	Direct Waste Servi...	0001267164	1001 Mad Riv...	1,296.25
Check	07/01/2022	1330	Direct Waste Servi...	VOID:	1001 Mad Riv...	0.00
Check	07/25/2022	1341	Direct Waste Servi...	0001268693	1001 Mad Riv...	2,082.82
Check	07/25/2022	1342	Direct Waste Servi...	0001271200	1001 Mad Riv...	1,237.47
Check	07/25/2022	1343	Direct Waste Servi...	0001276416	1001 Mad Riv...	1,823.47
Check	08/08/2022	1365	Direct Waste Servi...	0001280138	1001 Mad Riv...	2,783.26
Check	08/08/2022	1366	Direct Waste Servi...	0001277974	1001 Mad Riv...	1,464.92
Check	09/09/2022	1397	Direct Waste Servi...	001285824	1001 Mad Riv...	1,201.80
Check	09/09/2022	1398	Direct Waste Servi...	0001287425	1001 Mad Riv...	1,478.51
Check	09/09/2022	1399	Direct Waste Servi...	0001293693	1001 Mad Riv...	1,206.67
Check	09/23/2022	1422	Direct Waste Servi...	0001290653	1001 Mad Riv...	495.10
Check	09/23/2022	1423	Direct Waste Servi...	0001296553	1001 Mad Riv...	564.83
Check	09/27/2022	1437	Direct Waste Servi...	0001297323	1001 Mad Riv...	1,275.41
Check	10/17/2022	1448	Direct Waste Servi...	0001304360	1001 Mad Riv...	1,612.33
Check	11/03/2022	1467	Direct Waste Servi...	0001305922	1001 Mad Riv...	1,936.03
Check	11/10/2022	1489	Direct Waste Servi...	0001312991	1001 Mad Riv...	1,683.50
Check	12/08/2022	1506	Direct Waste Servi...	0001315343	1001 Mad Riv...	1,303.25
Check	12/08/2022	1507	Direct Waste Servi...	001314559	1001 Mad Riv...	1,278.34
Check	12/12/2022	1524	Direct Waste Servi...	0001320626	1001 Mad Riv...	188.34
Check	12/15/2022	1530	Direct Waste Servi...		1001 Mad Riv...	1,430.43
Check	12/29/2022	1540	Direct Waste Servi...	0001327578	1001 Mad Riv...	1,085.78
Total 6403 Trash						50,047.39
6405 Pest Control						
Check	01/10/2022	1118	Force Termite & Pe...	181067	1001 Mad Riv...	66.11
Check	02/16/2022	1161	Force Termite & Pe...	181455	1001 Mad Riv...	66.11
Check	03/31/2022	1222	Force Termite & Pe...	181810	1001 Mad Riv...	66.11
Check	04/14/2022	1243	Force Termite & Pe...	182178	1001 Mad Riv...	66.11
Check	05/19/2022	1284	Force Termite & Pe...	182653	1001 Mad Riv...	66.11
Check	07/01/2022	1331	Force Termite & Pe...	183277	1001 Mad Riv...	66.11
Check	07/25/2022	1344	Force Termite & Pe...	183897	1001 Mad Riv...	66.11
Check	08/15/2022	1376	Force Termite & Pe...	184489	1001 Mad Riv...	132.22
Check	09/23/2022	1424	Force Termite & Pe...	185624	1001 Mad Riv...	66.11
Check	10/17/2022	1450	Force Termite & Pe...	186143	1001 Mad Riv...	66.11
Check	11/10/2022	1491	Force Termite & Pe...	186603	1001 Mad Riv...	66.11
Check	12/08/2022	1509	Force Termite & Pe...	187005	1001 Mad Riv...	66.11
Total 6405 Pest Control						859.43
6407 Maintenance Supplies						
Check	03/09/2022	1198	Home Depot		1001 Mad Riv...	26.78
Check	04/28/2022	1260	Imperial Dade	10825491	1001 Mad Riv...	815.14
Check	05/10/2022	1274	Imperial Dade	10868328	1001 Mad Riv...	305.29
Check	06/15/2022	1313	Home Depot		1001 Mad Riv...	189.74
Check	08/08/2022	1361	Capital One	JW 7537	1001 Mad Riv...	2,040.30
Check	08/24/2022	1388	Capital One	JW 7537	1001 Mad Riv...	135.61
Check	09/07/2022	1394	Home Depot	601582	1001 Mad Riv...	55.32
Check	11/03/2022	1469	Imperial Dade	12155811	1001 Mad Riv...	747.89
Check	11/10/2022	1492	Imperial Dade	12205412	1001 Mad Riv...	346.87
Check	12/12/2022	1523	Home Depot	6036322534601582	1001 Mad Riv...	398.54
Total 6407 Maintenance Supplies						5,061.48
6408 Compactor Rental						
Check	01/10/2022	1127	Equipment Resourc...	37730	1001 Mad Riv...	570.44
Check	02/16/2022	1159	Eagle Equipment C...	103380	1001 Mad Riv...	354.53
Check	03/09/2022	1197	Equipment Resourc...	37895	1001 Mad Riv...	570.44
Check	03/31/2022	1239	Equipment Resourc...	38060	1001 Mad Riv...	570.44
Check	04/14/2022	1247	Equipment Resourc...	38225	1001 Mad Riv...	570.44
Check	05/23/2022	1292	Equipment Resourc...	38391	1001 Mad Riv...	570.44
Check	07/01/2022	1337	Equipment Resourc...	38560	1001 Mad Riv...	570.44
Check	07/25/2022	1356	Equipment Resourc...	38725	1001 Mad Riv...	570.44
Check	09/09/2022	1412	Equipment Resourc...	38898	1001 Mad Riv...	570.44
Check	09/23/2022	1432	Equipment Resourc...	39066	1001 Mad Riv...	570.44
Check	11/03/2022	1482	Equipment Resourc...	39235	1001 Mad Riv...	570.44

12:11 PM

03/07/23

Accrual Basis

Mad River Development LLC
Account QuickReport
January through December 2022

Type	Date	Num	Name	Memo	Split	Amount
Check	11/22/2022	1503	Equipment Resourc...	39406	1001 Mad Riv...	570.44
Check	12/29/2022	1552	Equipment Resourc...	39573	1001 Mad Riv...	570.44
Total 6408 Compactor Rental						7,199.81
6409 Snow Removal						
Check	01/18/2022	1134	Gallen Contracting,...	12172069	1001 Mad Riv...	15,705.85
Check	01/24/2022	1135	Gallen Contracting,...	12172069	1001 Mad Riv...	9,383.01
Check	02/01/2022	1144	Gallen Contracting,...	12172069	1001 Mad Riv...	1,332.81
Check	02/16/2022	1162	Gallen Contracting,...	12172069	1001 Mad Riv...	18,494.10
Check	03/04/2022	1185	Gallen Contracting,...	12172069	1001 Mad Riv...	3,923.80
Check	03/31/2022	1223	Gallen Contracting,...	12172069	1001 Mad Riv...	1,961.90
Check	03/31/2022	1224	Gallen Contracting,...	12172069	1001 Mad Riv...	9,937.45
Check	03/31/2022	1225	Gallen Contracting,...	12172069	1001 Mad Riv...	3,294.71
Total 6409 Snow Removal						64,033.63
6410 Fire Alarm Maintenance						
Check	01/10/2022	1115	Affordable Fire Prot...	2020-0792	1001 Mad Riv...	2,103.18
Check	03/31/2022	1230	Prestige Security S...	R2180	1001 Mad Riv...	639.75
Check	03/31/2022	1231	Prestige Security S...	R2180	1001 Mad Riv...	639.75
Check	08/15/2022	1381	Prestige Security S...	R2180	1001 Mad Riv...	1,967.23
Check	09/23/2022	1430	Prestige Security S...	R2180	1001 Mad Riv...	101.29
Check	12/12/2022	1527	Prestige Security S...	R2180	1001 Mad Riv...	2,303.63
Total 6410 Fire Alarm Maintenance						7,754.83
6411 Cardboard						
Check	05/19/2022	1283	Direct Waste Servi...	0001253145	1001 Mad Riv...	1,482.57
Check	10/17/2022	1449	Direct Waste Servi...	0001299929	1001 Mad Riv...	2,440.79
Check	12/15/2022	1531	Direct Waste Servi...		1001 Mad Riv...	2,440.79
Total 6411 Cardboard						6,364.15
Total 6400 Maintenance						238,145.59
Total 6300 Common Area Maintenance						399,556.59
TOTAL						399,556.59

MAD RIVER DEVELOPMENT LLC
TAX ACCOUNT
January - December 2022

6600-Taxes

Property Taxes

2/8/2022	\$	207,020.71
5/4/2022	\$	207,020.69
8/1/2022	\$	209,667.54
10/26/2022	\$	239,917.11
Sub-Total	\$	863,626.05

Total Taxes	\$	863,626.05
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All information provided herein is subject to verification by the Tax Collector
PROPERTY TAX RECORD CITY OF CLIFTON
Page 1 Tue Feb 14 09:22:55 EST 2023

Property Information

Block : 72.07	Lot: 7.01	Qualification :	Deductions:
Tax Account Number : 219340			Senior: 0
Dimension : 22.19 ACRES			Vet : 0
Property location : 390 RTE 3			Widow : 0
Property Class : 4A			Survivor: 0
Bank code :	RAM TAX LIEN FUND LP		Disabled: 0
Building Descript : RETAIL CENTER			Deduction amount: 0.00
Additional lots :			

Owner Information

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXX XX XXXXX

Property Tax Information

2021 Net Tax :	828,082.79	Land value: 5,247,900
2022 Net Tax :	863,626.05	Improvement value: 9,876,900
2022 Total Tax:	863,626.05	Net taxable value: 15,124,800

Special Tax codes : Special Tax Amount : 0.00

Tax Lien Information: 2022

Lien Type : Subsequent payment

Lien held by : RAM TAX LIEN FUND LP
P.O. BOX 8401
CAROL STREAM, IL 60197

Type	Cert #	Sale Date	Sale Amount	Prem Rec
SUB	2021-255	10/13/22	2,517.22	0.00

	Inter Rate	Int Accrued	Redem Rate	Redem Costs	Other Fees	Total Due
Amount required to redeem on 2/07/23	0.18	143.48	0.00	0.00	0.00	0.00
Payment received on 11/10/22 In the amount of		2,660.70				

For informational purposes only! Total Due shown may not be accurate.
Lien payoffs MUST be confirmed with the Tax Office.

Tax Quarter History: 2022

	Due Feb. 1st	Due May 1st	Due Aug. 1st	Due Nov. 1st	
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1/2 next yr
Tax Due:	207,020.71	207,020.69	209,667.54	239,917.11	431,813.02
Tax Paid:	207,020.71	207,020.69	209,667.54	239,917.11	0.00
Balance:	0.00	0.00	0.00	0.00	431,813.02

NOTE: NOTES

2022 Balance Summary

Totals Due:	863,626.05	Paid :	863,626.05	Adjust:	0.00	Bal:	0.00
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All information provided herein is subject to verification by the Tax Collector
PROPERTY TAX RECORD CITY OF CLIFTON
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Tax Lien Information: 2021

Lien Type : Subsequent payment

Lien held by : RAM TAX LIEN FUND LP

P.O. BOX 8401

CAROL STREAM, IL 60197

Type	Cert #	Sale Date	Sale Amount	Prem Rec
SUB	2021-255	12/16/21	1,672.90	0.00

	Inter Rate	Int Accrued	Redem Rate	Redem Costs	Other Fees	Total Due
Amount required to redeem on 2/07/23	0.18	343.78	0.00	0.00	0.00	0.00
Payment recieved on 11/10/22 In the amount of		2,016.68				

For informational purposes only! Total Due shown may not be accurate.

Lien payoffs MUST be confirmed with the Tax Office.

Tax Quarter History: 2021

	Due Feb. 1st 1st Quarter	Due May 1st 2nd Quarter	Due Aug. 1st 3rd Quarter	Due Nov. 1st 4th Quarter	1/2 next yr
Tax Due:	207,701.32	207,701.30	207,701.32	204,978.85	414,041.39
Tax Paid:	207,701.32	207,701.30	207,701.32	204,978.85	0.00
Balance:	0.00	0.00	0.00	0.00	414,041.39

NOTE: Corelogic Commercial Division (ee)

2021 Balance Summary

Totals Due:	828,082.79	Paid :	828,082.79	Adjust:	0.00	Bal:	0.00
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Tax Lien Information: 2020

Lien Type : Outside holder

Lien held by : RAM TAX LIEN FUND LP

P.O. BOX 8401

CAROL STREAM, IL 60197

Type	Cert #	Sale Date	Sale Amount	Prem Rec
OTS	2021-255	11/18/21	3,170.16	14,100.00

	Inter Rate	Int Accrued	Redem Rate	Redem Costs	Other Fees	Total Due
Amount required to redeem on 2/07/23	0.00	0.00	0.02	63.40	67.00	0.00
Payment recieved on 11/10/22 In the amount of		3,300.56				

For informational purposes only! Total Due shown may not be accurate.

Lien payoffs MUST be confirmed with the Tax Office.

Tax Quarter History: 2020

	Due Feb. 1st 1st Quarter	Due May 1st 2nd Quarter	Due Aug. 1st 3rd Quarter	Due Nov. 1st 4th Quarter	1/2 next yr
Tax Due:	0.00	0.00	0.00	0.00	0.00
Tax Paid:	0.00	0.00	0.00	0.00	0.00
Balance:	0.00	0.00	0.00	0.00	0.00

NOTE: Corelogic Commercial Division (ee)

2020 Balance Summary

Totals Due:	0.00	Paid :	0.00	Adjust:	0.00	Bal:	0.00
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All information provided herein is subject to verification by the Tax Collector
PROPERTY TAX RECORD CITY OF CLIFTON
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Transaction History						
Tax Year	Tax Due	Tax Paid	Interest	Date Paid	Total Paid	Dep#
2020 Tax Year						
Bal Forward	0.00					
1st Quarter	0.00					
2nd Quarter	0.00					
3rd Quarter	0.00					
4th Quarter	0.00					
Ending Bal	0.00					
2021 Tax Year						
Bal Forward	0.00					
1st Quarter	207,701.32	207,701.32	0.00	2/05/21	207,701.32	82
2nd Quarter	207,701.30	207,701.30	0.00	5/04/21	207,701.30	319
3rd Quarter	207,701.32	207,701.32	0.00	8/04/21	207,701.32	605
4th Quarter	204,978.85	204,978.85	0.00	11/08/21	204,978.85	939
Ending Bal	0.00					
2022 Tax Year						
Bal Forward	0.00					
1st Quarter	207,020.71	207,020.71	0.00	2/08/22	207,020.71	117
2nd Quarter	207,020.69	207,020.69	0.00	5/04/22	207,020.69	434
3rd Quarter	209,667.54	209,667.54	0.00	8/01/22	209,667.54	779
4th Quarter	239,917.11	239,917.11	0.00	10/26/22	239,917.11	1124
Ending Bal	0.00					

(219340-AAAAAB(

Summary of Transactions for All Years Listed Above By Dates:

mode	paid	tax	int	date
	207,020.71	207,020.71		2/08/22
	207,020.69	207,020.69		5/04/22
	209,667.54	209,667.54		8/01/22
	239,917.11	239,917.11		10/26/22
	207,701.32	207,701.32		2/05/21
	207,701.30	207,701.30		5/04/21
	207,701.32	207,701.32		8/04/21
	204,978.85	204,978.85		11/08/21

MAD RIVER DEVELOPMENT LLC
INSURANCE ACCOUNT
January through December 2022

6380-Insurance

Liability Insurance

2/20/2022	Property	\$ 107,735.00
12/6/2022	Flood	\$ 12,100.00
11/24/2022	Terrorism	\$ 467.00
Total Liability Insurance		\$ 120,302.00



Insurance Bill

Page 1

Bill Date: 01/31/22

Pay The Minimum By The Due Date

Bill Account Number	11865206
Due Date	02/20/22
Minimum Due	\$107,735.00
Balance	\$107,735.00

Need Help?

Visit business.thehartford.com to pay bills, view policy documents, get certificates, and more.

Talk to us online using live chat, or call us at 1-866-467-8730 weekdays from 8:00 AM to 8:00 PM ET.

Your Upcoming Bill Installments

Due Date	Minimum Due
02/20/22	\$107,735.00

Named Insured: MAD RIVER DEVELOPMENT LLC

Agent: SEEMAN HOLTZ PROP AND CAS LLC

Agent Phone Number: 1-201-794-7200

For policy changes please contact your agent.

Important Messages:

- If you didn't intend to buy or renew this policy, let us know as soon as possible.
- When your policy renews, your installment fee will be \$8. You can avoid installment fees when you pay in full.
- Please make sure to pay the minimum due by the due date on your invoice. Otherwise, you'll be charged a \$35.00 late fee.

Billing Details For Your Policies

Policy Number	Policy Type	Policy Period	Policy Status	Bill Plan	Balance	Minimum Due
13RHUJV2994	Umbrella	01/29/22-01/29/23	Down Payment Billing	Full Pay	\$20,163.00	\$20,163.00
13UUNVU1405	Business Owners	01/29/22-01/29/23	Down Payment Billing	Full Pay	\$87,572.00	\$87,572.00
TOTALS					\$107,735.00	\$107,735.00

Pay your bill online at business.thehartford.com. Make a one-time payment, or sign up for Autopay and never worry about missing a payment.

Please detach here and insert with your payment. Write the account number on the check and make payable to The Hartford.

Account Number: 11865206

Amount Enclosed: _____

Payment Due Date	02/20/22
Minimum Due	\$107,735.00
Balance	\$107,735.00

Mail Payments To:

The Hartford
P O Box 660916
Dallas, TX 75266-0916



5430
MAD RIVER DEVELOPMENT LLC
T/A RIVER FRONT CENTER
PO BOX 309
TEANECK, NJ 07666

1311865206576590380001077350000010773500810009

10368774 01/31/22 29 13 11865206 07 NU57

Transactions And Other Charges Since Your Last Bill

Transaction Date	Transaction Detail	Policy Number	Policy Type	Payments and Activity	Billing Fees
03/10/21	Payment Received			-\$102,019.00	
03/10/21	Late Fee Reversed			-\$10.00	
01/31/22	Renewal	13UUNVU1405	Business Owners	\$87,572.00	
	Renewal Premium: \$87,050.00				
	NJPLIGA: \$522.00				
01/31/22	Renewal	13RHUJV2994	Umbrella	\$20,163.00	
	Renewal Premium: \$20,043.00				
	NJPLIGA: \$120.00				

Payments and Activity amount may include premium and surcharges/fees. Please see the Transaction Detail column for complete breakdown.

Ways To Pay Your Bill

- Pay online at business.thehartford.com. Some policies may not be available in our automated system.
- Set up AutoPay to make automatic payments from your bank account. Never worry about missing a payment. Enroll at business.thehartford.com.
- Pay by phone with a one-time payment from your bank account. Call our automated system at 1-866-467-8730. Some policies may not be available in our automated system.
- Pay by mail with the enclosed envelope. Include only your bill stub and payment. Allow atleast 10 days for delivery. If you have other correspondence to send, do not send it with your payment. Mail it separately to: The Hartford, 301 Woods Park Drive, Clinton, NY 13323.
- To mail Overnight/Express payments, send payments only to: Deluxe - The Hartford Box #916, 3000 Kellway Drive Suite 120, Carrollton, TX 75006.

Payment Rules And Bill Definitions

Payment Application: We will apply payments received in the following order:

- Past due and audit premium on expired or canceled policies
- Past due premium on active policies
- Past due fees, then
- Current account changes

Alternate payment instructions with your check will not be honored. When you provide a check as payment, you authorize us to either use the information from your check to make a one-time electronic transfer from your bank account or process your payment as a check transaction.

Installment Fee: We charge this fee with each installment, except where prohibited by law.

Late Fee: You will be charged \$35.00 when the minimum amount due isn't paid by the due date.

New Fees: The total of all fees assessed on the current bill.

Geisenheimer Insurance Agency
A Div of SHPC LLC
299 Market Street, Suite 145
Saddle Brook, NJ 07663
Phone: 201-794-7200 Fax: 201-291-9800

River Front Center
P.O. Box 707
Ridgewood, NJ 07451-0707

INVOICE NO28111		Page 1
ACCOUNT NO.	OP	DATE
RIVER-8	AS	12/05/2022
Excess Flood		
POLICY #	LOAN #	
PX00P000126000000-05		
COMPANY		
Philadelphia Insurance Co		
PRODUCER		
Alan Geisenheimer		
EFFECTIVE	EXPIRATION	BALANCE DUE ON
12/08/2021	12/08/2022	12/05/2022
AMOUNT PAID		AMOUNT DUE
		\$12,100.00

Itm #	Due Date	Trn	Type	Description	Amount
911032	12/05/22	MEM	EFLD	Renewal Excess Flood for Bldg	\$11,500.00
911033	12/05/22	MEM	EFLD	NJ Tax and Co fee for ExcFlood	\$600.00
Invoice Balance:					\$12,100.00

Please email or fax the front of your check to our office and we will deposit. No need to mail. Thank you!

ACCOUNT OF:

MAD RIVER DEVELOPMENT LLC T/A
RIVER FRONT CENTER
PO BOX 707C / O CANYON CAPITAL
RIDGEWOOD NJ 07451

COMPANY ACCOUNT

01

800518810

AGENT CODE: 2920285
TELEPHONE: (201) 794-7200
SEEMAN HOLTZ PROPERTY & CASUAL
TY, LLC
299 MARKET ST STE 200
SADDLE BROOK NJ 07663-5316

Please be advised that this is second notification of balance due. Our records indicate that the amount due as indicated has not been paid. If the balance is still unpaid after 15 days, the account may be placed in collections.

If payment has been sent, please disregard this notice.

Customer Accounting - Direct Bill

POLICY NUMBER	PREMIUM/FEES	AUDIT ADJUSTMENT/ CANCEL CREDIT	CREDITS/ PAYMENTS	AMOUNT DUE
XWS58189837	831.00		364.00-	467.00
ACCOUNT SUMMARY	831.00		364.00-	467.00

STATEMENT ISSUED TO:

MAD RIVER DEVELOPMENT LLC T/A
RIVER FRONT CENTER
PO BOX 707C / O CANYON CAPITAL
RIDGEWOOD NJ 07451

To pay your outstanding balance or for billing inquiries,
please visit: mybusinessonline.libertymutual.com or call
866-290-2920.